The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

# 5712 48 AVENUE FOR SALE

Commercial Real Estate  >  Commercial Property for Sale



| Location | Listing ID: | MLS ID: | $399,900 |
|---|---|---|---|
| Camrose, Alberta | 26781 | A2169850 | |



**TREVOR VINET**
(780) 878-1734

RE/MAX Real Estate (Edmonton) Ltd.
780-672-7474

5712 48 Avenue , Camrose , Alberta   T4V 0T6

| Transaction Type | Days On Market | Zoning |
|---|---|---|
| For Sale | 431 | C2 |

| Subdivision | Building Type | Year Built |
|---|---|---|
| West End | Condo Complex | 2004 |

| Structure Type | Property Type | Property Sub Type |
|---|---|---|
| Mixed Use | Commercial | Mixed Use |

| Legal Plan | Building Area (Sq. Ft.) | Building Area (Sq. M.) |
|---|---|---|
| 0227444 | 2310.00 | 214.60 |

| Lot Size (Sq. Ft.) | Lot Size (Acres) | Roof |
|---|---|---|
| 4574 | 0.11 | Metal |

| Foundation | Inclusions | Restrictions |
|---|---|---|
| Slab | See remarks | None Known |

**Reports**
None

HIGHWAY COMMERCIAL SPACE! Hi traffic, highly visible, great exposure. 1,527 sq ft main floor ideal for a dog groomer, retail, beauty salon, professional services, etc. Two designated office rooms on the main floor. Mezzanine adds 798 sq ft of additional space, currently set up for board room. Bathroom & kitchen area located on main floor, this property is available for immediate possession. Property also available for rent - $2,500 per month triple net.